



40 Beaumont Leys Lane, Leicester, LE4 2BA

£189,950



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RH Homes and Property are pleased to offer for sale this three bedroom semi detached home, short distance to a number of Supermarkets and shopping facilities. Front driveway and rear garden. Briefly comprising a storm porch leading into the hallway, lounge, dining room, kitchen, utility area, first floor landing, three bedrooms and upstairs shower room. Located close to Abbey Lane, so not far from the city centre.

Council Tax Band B

Entrance Porch & Hall

UPVC double glazed door to the front and window. Further wood single glazed door to the front, under stairs cupboard, radiator and stairs rising to the first floor.

Kitchen

8'5" x 8'3" (2.59m x 2.54m)
Fitted with wall and base units with work surfaces over, sink drainer unit, tiled splash backs. Double glazed windows to the side and rear and access to the store/utility room.

Lounge

12'11" into bay x 10'11" into recess (3.96m into bay x 3.33m into recess)
Double glazed bay window to the front, two wall recesses, radiator, laminated flooring and access to the dining room via double doors.

Dining Room

14'4" x 10'11" into recess (4.37m x 3.33m into recess)
Double glazed sliding doors to the garden, two wall recesses, radiator and laminated flooring.

Landing

Double glazed window to the side and stairs rising from the ground floor

Master Bedroom

12'2" x 10'11" into recess (3.73m x 3.35m into recess)
Double glazed window to the rear over looking the garden, radiator and laminated flooring.

Bedroom Two

13'3" into bay x 10'7" into wardrobes (4.06m into bay x 3.23m into wardrobes)
Double glazed bay window to the front, fitted wardrobes and bedside tables, radiator and laminated flooring.



Bedroom Three

7'8" x 6'11" (2.34m x 2.13m)

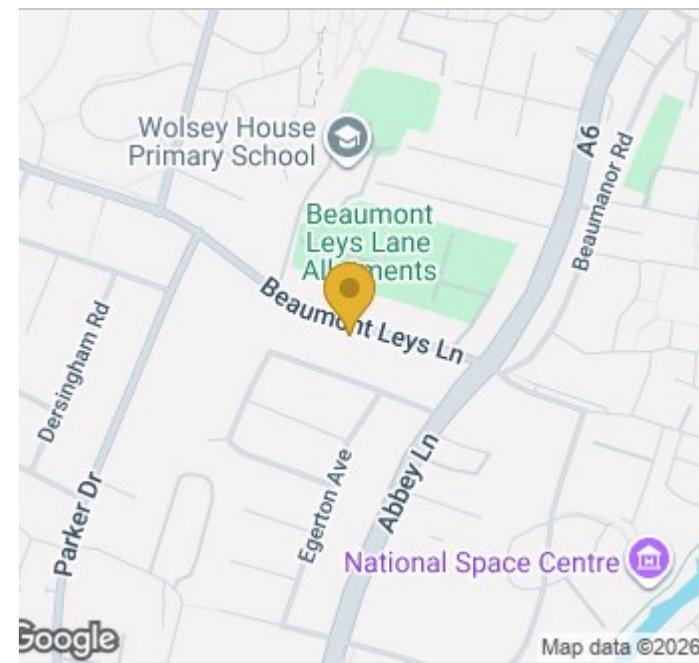
Double glazed window to the front, radiator and laminated flooring.

Shower Room

Double glazed window to the rear, shower cubicle, WC, hand wash basin and radiator.

Outside

To the front of the property is a driveway providing off road parking. To the rear of the property is a courtyard style garden laid with slabs.



Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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